

Table 1. Labor Force and Employment in the Toledo HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
Labor force	337.7	337.5	335.5	335.0	335.2	336.0	338.8	335.3	333.6	330.5	325.1	319.6	317.2	319.6	317.9	318.3
Resident employment	323.2	321.3	313.8	311.3	311.8	314.2	318.4	313.8	307.1	290.3	289.1	289.1	291.6	293.1	291.9	294.7
Unemployment	14.6	16.1	21.7	23.8	23.4	21.8	20.4	21.6	26.5	40.2	36.1	30.5	25.6	26.5	26.0	23.6
Unemployment rate (%)	4.3	4.8	6.5	7.1	7.0	6.5	6.0	6.4	7.9	12.2	11.1	9.5	8.1	8.3	8.2	7.4
Total nonfarm payroll jobs	345.8	341.0	332.8	328.7	329.0	330.3	330.9	325.2	317.4	296.3	295.6	299.6	305.3	308.8	306.4	309.9
Goods-producing sectors	79.7	75.6	71.1	68.1	67.6	67.0	66.0	62.8	57.7	48.1	48.8	51.1	53.6	53.8	53.4	54.6
Mining, logging, & construction	17.2	16.9	15.8	15.3	15.7	15.8	15.6	14.9	13.6	11.8	11.1	11.7	12.6	11.7	12.3	11.5
Manufacturing	62.5	58.7	55.3	52.8	51.9	51.2	50.5	47.9	44.1	36.3	37.7	39.4	40.9	42.2	41.1	43.2
Service-providing sectors	266.1	265.4	261.7	260.6	261.4	263.3	264.9	262.4	259.7	248.2	246.8	248.5	251.7	255.0	253.0	255.3
Trade	56.8	55.3	52.5	51.7	50.2	49.0	48.7	48.4	48.0	44.8	44.0	44.4	44.8	45.3	44.9	45.6
Wholesale trade	14.3	14.1	13.4	12.8	12.8	12.8	12.6	12.3	12.0	11.2	10.6	10.8	11.3	11.6	11.5	11.6
Retail trade	42.5	41.2	39.1	38.9	37.4	36.2	36.1	36.1	36.0	33.6	33.4	33.6	33.5	33.7	33.5	34.0
Transportation & utilities	14.1	14.4	13.8	13.4	13.7	14.9	15.5	15.7	15.5	13.4	13.0	13.4	13.4	13.4	13.4	13.6
Information	5.0	5.1	4.7	4.7	4.4	4.0	4.0	3.8	3.6	3.3	3.3	3.4	3.4	3.4	3.4	3.4
Financial activities	12.6	12.6	12.9	13.1	13.4	13.6	13.2	12.8	12.3	11.5	11.1	10.9	10.6	10.4	10.5	10.4
Professional & business services	37.4	36.1	33.7	34.1	34.9	34.3	34.5	34.0	33.1	30.3	31.9	33.1	33.3	34.8	33.7	35.3
Education & health services	43.7	45.0	46.9	46.5	47.7	50.2	51.2	51.2	51.8	52.2	52.1	51.9	52.3	53.1	52.6	52.7
Leisure & hospitality	33.2	32.8	32.3	32.7	33.0	33.1	33.4	32.7	32.3	31.1	31.5	32.4	34.0	34.0	34.4	33.9
Other services	13.1	13.7	14.1	13.8	14.0	13.7	13.7	13.3	13.0	12.1	11.6	11.9	12.6	13.3	12.9	13.5
Government	50.2	50.4	50.9	50.8	50.0	50.4	50.7	50.4	50.2	49.5	48.4	47.1	47.3	47.3	47.3	46.9
Federal	2.9	2.7	2.7	2.6	2.6	2.5	2.5	2.5	2.5	2.5	2.7	2.5	2.5	2.4	2.4	2.3
State	16.4	16.5	16.7	16.7	16.4	16.9	17.3	16.9	16.8	16.1	15.9	15.7	15.9	15.9	16.0	15.6
Local	30.9	31.2	31.5	31.5	31.1	30.9	30.9	31.0	30.9	30.9	29.8	28.9	28.9	29.0	28.9	29.0

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Toledo HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Toledo HMA	659,188	651,429	649,000	647,200	– 780	– 0.1	– 570	– 0.1	– 600	– 0.1
Households										
Toledo HMA	259,973	263,001	263,800	264,500	300	0.1	190	0.1	230	0.1

Notes: Rates of change are calculated on a compound basis. The current date is July 1, 2014. The forecast date is July 1, 2017.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Toledo HMA, 2000, 2010, and Current

	Toledo HMA		
	2000	2010	Current
Total housing inventory	285,491	301,322	300,600
Occupied units	259,973	263,001	263,800
Owners	177,122	173,526	168,700
%	68.1	66.0	63.9
Renters	82,851	89,475	95,100
%	31.9	34.0	36.1
Vacant units	25,518	38,321	36,750
Available units	9,789	16,042	13,000
For sale	2,721	4,557	3,800
Rate (%)	1.5	2.6	2.2
For rent	7,068	11,485	9,175
Rate (%)	7.9	11.4	8.8
Other vacant	15,729	22,279	23,800

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2014.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Toledo HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
Toledo HMA																
Total	2,387	2,961	2,651	3,205	4,129	3,166	1,980	1,970	1,157	669	775	603	731	817	643	905
Single-family	1,800	2,204	2,100	2,525	2,634	2,397	1,661	1,226	720	477	507	442	466	625	549	580
Multifamily	587	757	551	680	1,495	769	319	744	437	192	268	161	265	192	94	325

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Toledo HMA, 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	50,200	61,800	62,600	2.1	0.4
Median household income	NA	43,324	43,334	NA	0.0

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data